

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S Spook Hill Road, 1,400' SW		
centerline of Bulls Sawmill Road	*	DEPUTY ZONING COMMISSIONER
6th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(19620 Spook Hill Road)		
	*	CASE NO. 02-416-A
Theresa B. & Anthony W. Gorgone		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Theresa B. and Anthony W. Gorgone. The variance request is for property located at 19620 Spook Hill Road in the Freeland area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (shed) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

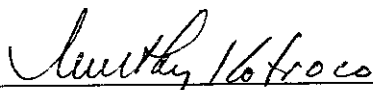
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

44463-10-12-11-19
 10-10-12
 H/24/02
 R. Gorgone

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 24th day of April, 2002, that a variance from Section 400.1 of the B.C.Z.R., to permit a proposed accessory structure (shed) to be located in the front yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

FILED
APR 24 2002
B. J. JAMESON



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 24, 2002

Mr. & Mrs. Anthony W. Gorgone
19620 Spook Hill Road
Freeland, Maryland 21053

Re: Petition for Administrative Variance
Case No. 02-416-A
Property: 19620 Spook Hill Road

Dear Mr. & Mrs. Gorgone:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 19620 SPOOK HILL RD, FREELAND, MD 21053
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 BCZR

To permit an accessory structure (shed) to be located in the front yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

ANTHONY W GORGONE
Name - Type or Print

Anthony W Gorgone
Signature

THERESA B GORGONE
Name - Type or Print

Theresa B. Gorgone
Signature

19620 SPOOK HILL RD. - 410-357-5048
Address Telephone No.

FREELAND MD 21053
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-416-A

Reviewed By JRF Date 3/27/02

REV 10/25/01

Estimated Posting Date 4-8-02

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 19620 SPOOK HILL RD
Address
FREELAND MD 21053
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I'm 68yrs. old and 2001 was diagnosed with a heart condition.

Grade of property--- Home is a one story ranch- rooftop of our home is approximately at eye level with the crown of Spook Hill Rd.

Shed will be used to house our lawn tractor, snow blower and gardening equipment.

If shed were to be placed at any other location it would render it of no use to me, only add to the difficulty my wife and I are experiencing at the present time.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Anthony W Gorgone
Signature

ANTHONY W GORGONE
Name - Type or Print

Theresa B. Gorgone
Signature

THERESA B. GORGONE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of March, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Anthony W Gorgone and Theresa B. Gorgone
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Ruth Ann Zellman
Notary Public

My Commission Expires 7/1/03

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 19620 Spook Hill Rd. Freeland Md.

21053. Beginning at a point on the -West side of Spook Hill Rd., Which is 1400 SW of Bulls Sawmill. Being Lot # 7—Map # 11—Grid # 7 Parcel—249 - Liber—8942—Book-350 in the subdivision of Pheasant Farms—as recorded in Baltimore County Plat Book # 2 -containing 2.77 Acres. Located in the 6 th Election District, 3rd Councilmanic district.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **10188**

DATE 3-27-02 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mr. Gorgone

12620 Spooks Hill Rd.
FOR: OP. VARIANCE

ITEM # 416
TAKEN BY: JUN

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

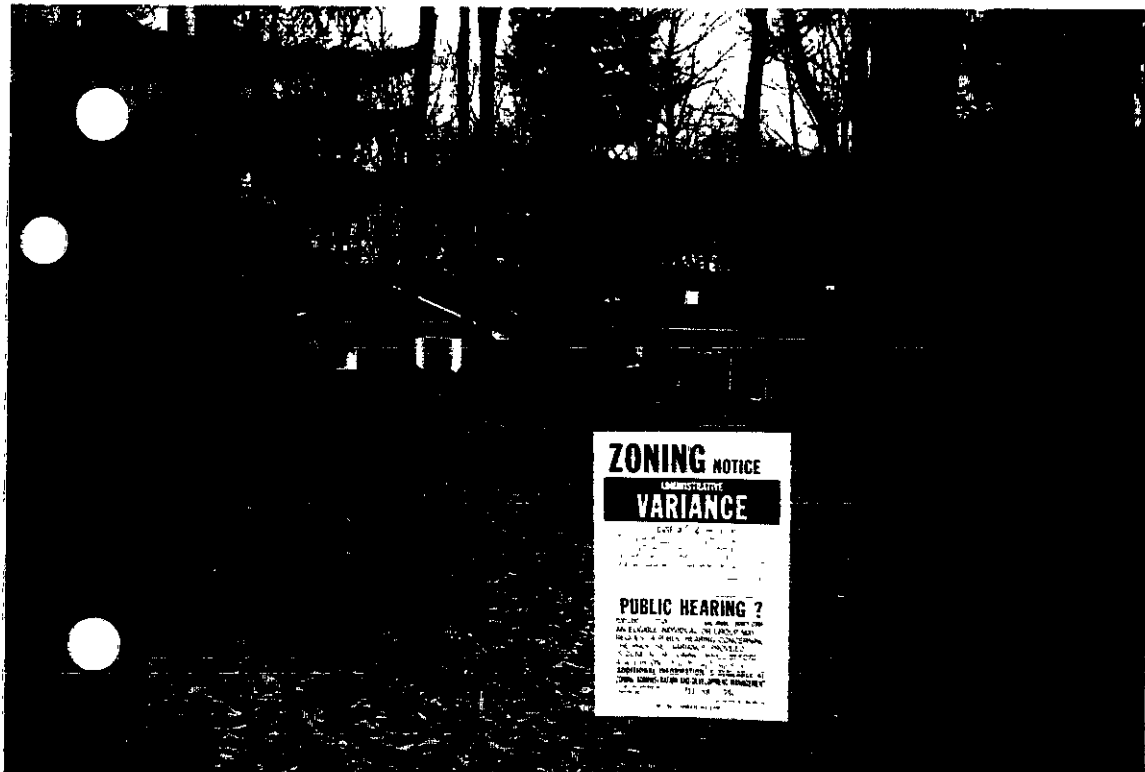
BUSINESS ACTUAL TIME
3/27/2002 3/27/2002 10:24:09

REI WS06 WALKIN KNEN KNEN DRIVER 4
RECEIPT # 076383 3/27/2002 OFLN

Dept 5 520 ZONING VERIFICATION
CR NO. 010188

Recpt Tot \$50.00
50.00 CK .00 Cn
Baltimore County, Maryland

CASHIER'S VALIDATION



ZONING NOTICE
ADMINISTRATIVE VARIANCE
PUBLIC HEARING ?

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 02-416-A

TO PERMIT AN ACCESSORY
STRUCTURE (SHED) TO BE LOCATED
IN THE FRONT YARD IN LIEU OF
THE REQUIRED REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON **APRIL 23, 2002**

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

FOR ANY ADDITIONAL INFO AND POST YOUR OFFICE HOURS HERE, PLEASE PROVIDE US WITH A RETURN BOTH TO ZADM, RM. 104
MEETING IS HANDICAP ACCESSIBLE.

CERTIFICATE OF POSTING

RE: Case No.: 02-416-A

Petitioner/Developer: _____

ANTHONY & THERESA GORGONE

Date of Hearing/Closing: 4-23-2002

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

#19620 SPOOKS HILL ROAD

The sign(s) were posted on _____

APRIL (6TH) 2002

(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 416

Petitioner: ANTHONY W GORGONE & THERESA B GORGONE

Address or Location: 19620 SPOOK HILL RD, FREELAND, MD-21053

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANTHONY W GORGONE & THERESA B GORGONE

Address: 19620 SPOOK HILL RD.
FREELAND MD 21053

Telephone Number: 410-357-5048

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 02- 416 -AAddress 19620 SPOOKS HILL RD.Contact Person: JUN R. FERNANDO

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 3-27-02Posting Date: 4-8-02Closing Date: 4-23-02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMATCase Number 02- 416 -AAddress 19620 SPOOKS HILL RD.Petitioner's Name Anthony & Theresa GorgoneTelephone 410-357-5048Posting Date: 4-8-02Closing Date: 4-23-02

Wording for Sign: To Permit an accessory structure (shed) to be located in the front yard in lieu of the required rear yard.

WCR - Revised 6/28/00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 23, 2002

Mr. & Mrs. Anthony W Gorgone
19620 Spook Hill Road
Freeland MD 21053

Dear Mr. & Mrs. Gorgone:

RE: Case Number: 02-416-A, 19620 Spook Hill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 27, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDR
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us




BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: May 1, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 2002
Item Nos. 401, 402, 404, 405, 406,
407, 408, 409, 410, 411, 413, 414,
415, ~~(416)~~ 417, 418, 419, 420, 421,
422, 423 and 425

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 8, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
401, 402, 404-417, 419-425

416

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

COUNTY REVIEW GROUP MEETING{PRIVATE }

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 11, 2002

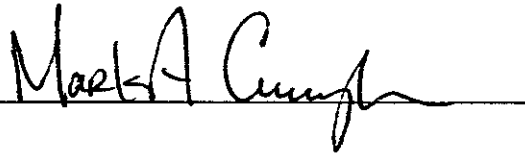
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

AFK | |

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-321, 02-401, 02-408, 02-413, 02-414,
02-416, 02-419, & 02-423

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.12.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 416 JRF

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

K Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

March 2000

Baltimore County
Planning & Permit Department

Dear Sir,

I'm petitioning for a variance in order to place the following described shed on my property.

Salt Box Design

Size: 16ft. W x 10ft. D x ¹⁰~~7~~ft. H

Construction: 2x4 frame with plywood siding covered with Tan vinyl siding. Roof, siding to match our home. Two windows with shutters—Two Barn Doors opening in the 16ft. dimension onto the existing driveway pad. See attached property sketch for additional information. LANDSCAPE: Shrubs indicated are in the general area of planned shed. Property has many such trees and shrubs throughout. All dimensions given are approximate, to the best of my ability.

REASONS WHY I'M PETITIONING FOR A VARIANCE.

I'm 68yrs. old and 2001 was diagnosed with a heart condition.

Grade of property--- Home is a one story ranch- rooftop of our home is approximately at eye level with the crown of Spook Hill Rd.

Shed will be used to house our lawn tractor, snow blower and gardening equipment.

If shed were to be placed at any other location it would render it of no use to me, only add to the difficulty my wife and I are experiencing at the present time.

Thank you in advance for your time and attention to this matter.

Anthony W. Gorgone

#416

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS #9620 SPOOKS HILL ROAD

SUBDIVISION NAME PHEASANT FARMS

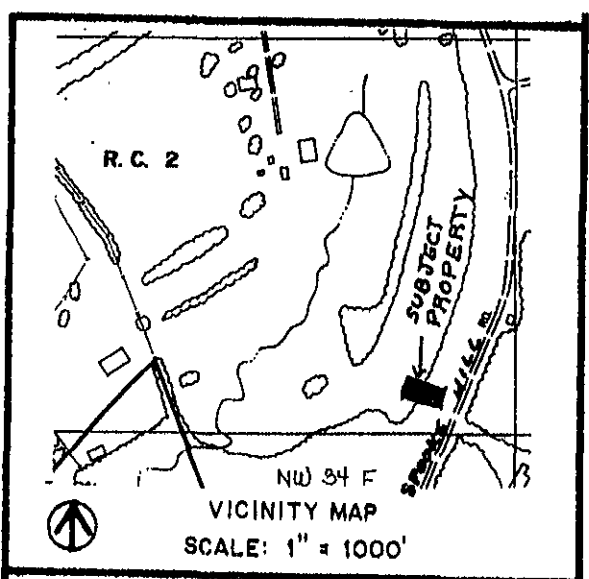
PLAT BOOK # 2 FOLIO # LOT # 7 SECTION # A

OWNER ANTHONY W GORGONE & THERESA B GORGONE

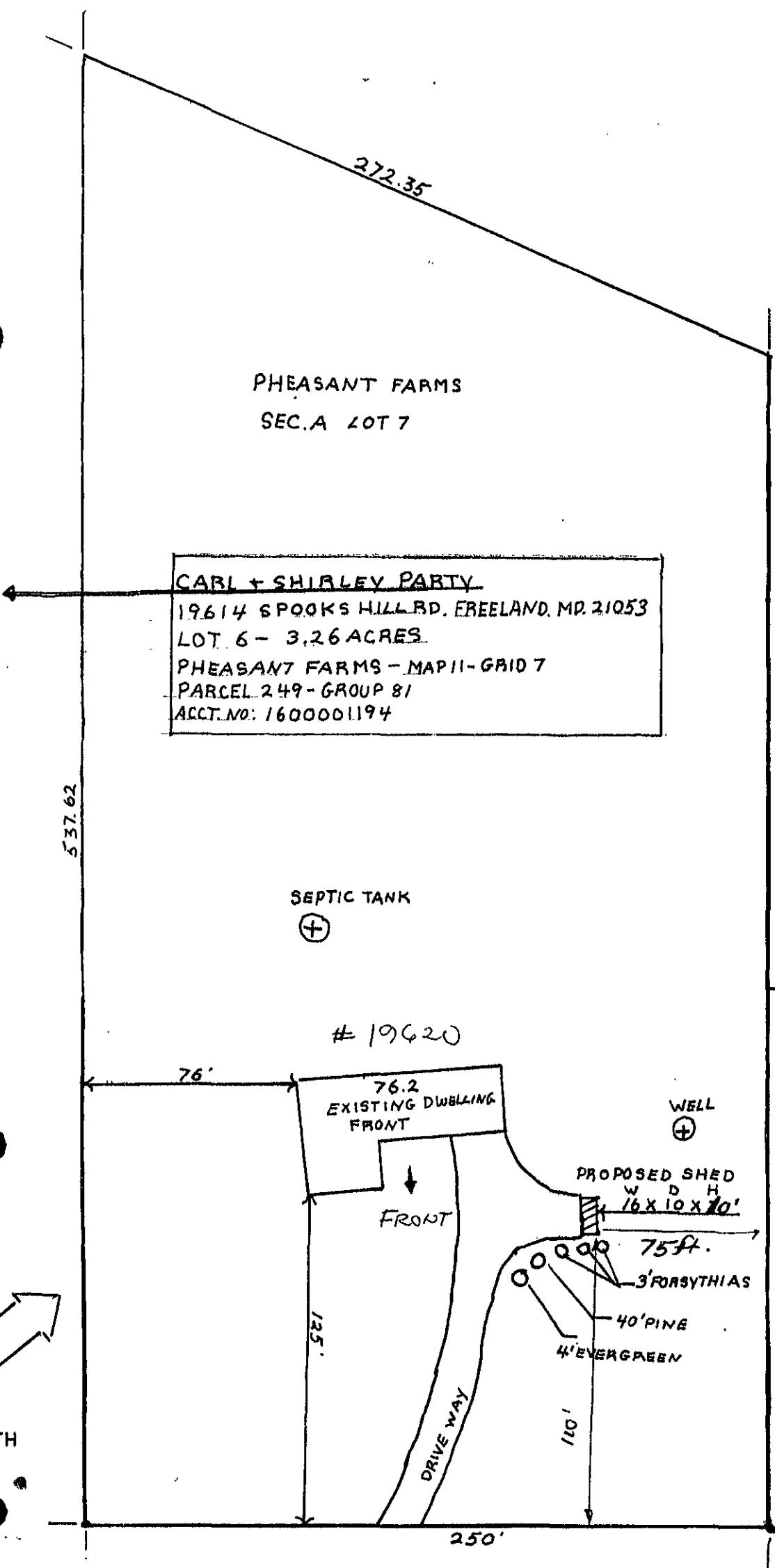
MAP # 11 - GRID # 7 - PARCEL 249 - LIBER 8942

6th ELECTION DISTRICT

3RD COUNCILMANIC DISTRICT



Dec. 21, 2017



LOCATION INFORMATION			
ELECTION DISTRICT	- 6		
COUNCILMANIC DISTRICT	- 3		
1"=200' SCALE MAP #	NW 34 F		
ZONING	RC-2		
LOT SIZE	2.77	120758.75	
	ACREAGE	SQUARE FEET	
SEWER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PUBLIC PRIVATE
WATER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES NO
100 YEAR FLOOD PLAIN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
HISTORIC PROPERTY/ BUILDING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
PRIOR ZONING HEARING	NONE		
ZONING OFFICE USE ONLY			
REVIEWED BY	ITEM #	CASE #	
JRF	416		

DAN + LINDA GOODWILL
19636 SPOOKS HILL RD
FREELAND, MD. 21053
ACCT. NO. 2200003670
MAP 11 - GRID 7 - PARCEL 355
GROUP - 81 - 5.87 ACRES

428.45

P.O.B.
1,400 SW from the
Q. of Bulls sawmill

SPOOKS HILL RD.
30' PAVING (50' R/W)

4

R. C. 2

R. C. 2

#416

NW 34 F

P.O.B.

P.D.

115

SITE

RD-



- SHED LOCATION - APPROXIMATELY BEHIND CAR
- PROPERTY BEHIND HOUSE IS A STEEP DOWNHILL GRADE
- NO IMMEDIATELY ADJACENT HOMES